095.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,141,800 / 1,141,800
					USE VALUE:	1,141,800 / 1,141,800
					ASSESSED:	1,141,800 / 1,141,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		UPLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONG MELISSA
Owner 2:	ROBSON SCOTT
Owner 3:	
Street 1:	32 UPLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANDWEHR JOSHUA J -
Owner 2:	LANDWEHR MICHELLE -
Street 1:	32 UPLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2537 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	684,700	5,600	451,500	1,141,800
Total Card	0.172	684,700	5,600	451,500	1,141,800
Total Parcel	0.172	684,700	5,600	451,500	1,141,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.06 | /Parcel: 450.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62489
GIS Ref:
GIS Ref:
Insp Date: 11/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	683,700	5600	7,500.	451,500	1,140,800	1,140,800	Year End Roll	12/18/2019
2019	101	FV	556,100	5600	7,500.	451,500	1,013,200	1,013,200	Year End Roll	1/3/2019
2018	101	FV	383,900	5600	7,500.	387,000	776,500	776,500	Year End Roll	12/20/2017
2017	101	FV	383,900	5600	7,500.	361,200	750,700	750,700	Year End Roll	1/3/2017
2016	101	FV	383,900	5600	7,500.	309,600	699,100	699,100	Year End	1/4/2016
2015	101	FV	374,500	5700	7,500.	277,400	657,600	657,600	Year End Roll	12/11/2014
2014	101	FV	374,500	5700	7,500.	256,700	636,900	636,900	Year End Roll	12/16/2013
2013	101	FV	374,500	5700	7,500.	244,800	625,000	625,000		12/13/2012

!7822!

PRINT

Date	Time
12/10/20	22:25:42

LAST REV

Date	Time
07/16/20	10:57:53
mmcmakin	
7822	

USER DEFINED

Prior Id # 1:	62489
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANDWEHR JOSHUA	75015-181	1	6/30/2020		1,250,000	No	No		
CONNEELY MARTIN	70310-165		11/30/2017		1,075,000	No	No		
KENNEFICK RICHA	39589-484		6/17/2003		585,000	No	No		
KENNEFICK RICHA	30697-21		9/27/1999	Convenience	1	No	No	4	
	9345-406		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2011	40	Renovate	10,900					2ND FLOOR
8/5/2003	647	Redo Kit	5,000			G6	GR FY06	
6/17/2003	470	Inter-De	1,000					DEMO KITCHEN &

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
11/14/2018	MEAS&NOTICE	CC	Chris C
6/20/2009	Measured	189	PATRIOT
4/6/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	4									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17135048
Const Adj.:	1.32300270
Adj $ / SQ:	193.712
Other Features:	133940
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	841168
Depreciation:	156457
Depreciated Total:	684711

COMMENTS

PDAS OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

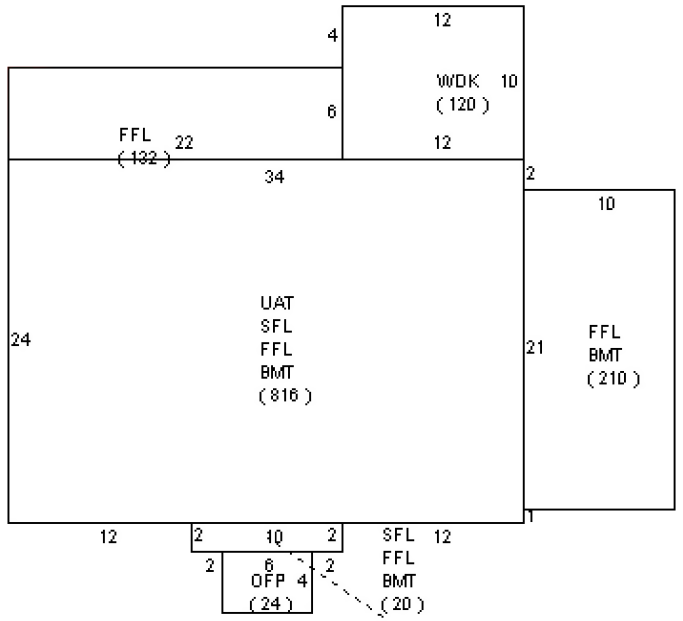
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	257.64
Special Features:	0	Val/Su Net:	200.91
Final Total:	684700	Val/Su SzAd	339.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,178	193.710	228,193
BMT	Basement	1,046	84.990	88,901
SFL	Second Floor	836	193.710	161,944
UAT	Upper Attic	204	77.480	15,807
WDK	Deck	120	18.960	2,276
OFP	Open Porch	24	58.210	1,397

	Net Sketched Area:	3,408		Total:	498,518
Size Ad	2014	Gross Are	4020	FinArea	2537

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	16X12	A	AV	2005	4.20	T	11.2	101			700			700

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600